

Warrick County Commissioners
ORDINANCE NO. 2004-14

An Ordinance of the Board of Commissioners of the County of Warrick (the "Board") relating to the amendment of the Warrick County, Indiana, Capital Improvement Plan adopted June 26, 1989, and as amended August 28, 1989; October 23, 1989; March 25, 1991; February 10, 1992; February 8, 1993; August 22, 1994; March 13, 1995; December 14, 1998; and January 16, 2002 (dates hereinafter referred to as 'prior amending dates').

WHEREAS, the "Warrick County, Indiana, Capital Improvement Plan", adopted June 26, 1989, and as amended on the prior amending dates, was adopted by the Board by its passage of County Commissioners Ordinance No. 1989-9 on June 26, 1989, and as amended by the Board by its passage of County Commissioners Ordinance No. 1989-16 on August 28, 1989; by motion on March 25, 1991; by its passage of County Commissioners Ordinance No. 1992-4 on February 10, 1992; by motion on February 8, 1993; by its passage of County Commissioners Ordinance No. 1994-18 on August 22, 1994; by its passage of County Commissioners Ordinance No. 1995-7 on March 13, 1995; by its passage of County Commissioners Ordinance No. 1998-16 on December 14, 1998; and by its passage of County Commissioners Ordinance No. 2002-11 on January 16, 2002; and

WHEREAS, there has been presented to this Board for its consideration an amended form of Capital Improvement Plan which amended form of Plan has been approved by the attorney representing the County, and complies with the provisions of IC 6-3.5-7;

ORIGINAL

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF
COMMISSIONERS OF THE COUNTY OF WARRICK AS FOLLOWS:

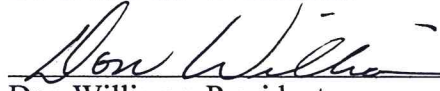
Section 1. The Board hereby amends the "Warrick County, Indiana, Capital Improvement Plan", adopted June 26, 1989, and as amended on the prior amending dates, in the form presented to this meeting, and dated November 10, 2004 .

Section 2. Two copies of the attached amended Warrick County, Indiana, Capital Improvement Plan, adopted June 26, 1989, and as amended on the prior amending dates, shall be kept on file in the office of the Warrick County Auditor for public inspection.

Section 3. This ordinance shall be in full force and effect from and upon compliance with the procedures required by law.

The foregoing was passed by the Board of Commissioners of the County of Warrick this 10th day of November, 2004.

THE BOARD OF COMMISSIONERS OF THE
COUNTY OF WARRICK


Don Williams, President


Carl Jay Conner, Vice-President


Phillip H. Baxter, Member

ATTEST:


Richard Kixmiller, Warrick County Auditor

WARRICK COUNTY, INDIANA, CAPITAL IMPROVEMENT PLAN
AMENDED November 10, 2004

I. PURPOSE OF PLAN

The purpose of this Warrick County, Indiana, Capital Improvement Plan (the "Plan") is to specify the uses of the revenues to be received by Warrick County from the county Economic Development Income Tax ("EDIT") imposed under IC 6-3.5-7, as amended from time to time. This Plan encompasses a period beginning January 1, 2004 and ending December 31, 2005.

II. PROJECTS

Warrick County intends to undertake highway construction and reconstruction projects and other described projects for the purpose of economic development as follows:

1. Telephone Road Project, Phase 1. Project includes Preliminary Engineering (Design), RW Engineering, RW Services, RW Acquisition, New Construction and Construction Engineering. Project limits are from Stevenson Station Road to Bell Road (approximately 1.8 miles) .
2. Lynch Road Project, Phase 3. Project includes Preliminary Engineering (Design), RW Engineering, RW Services, RW Acquisition, New Construction and Construction Engineering. Project distance in Warrick County is approximately 0.6 mile, and is a new corridor.
3. Lincoln Avenue Project, Phase 1. Project includes Preliminary Engineering (Design), RW Engineering, RW Services, RW Acquisition, New Construction and Construction Engineering. Project limits are from the County Line to SR 261 (approximately 3.1 miles) .
4. Epworth Road Project. Project includes Preliminary Engineering (Design), RW Engineering, RW Services, RW Acquisition, New Construction and Construction Engineering. Project limits are from SR 66 to Telephone Road (approximately 2.0 miles) .
5. Bell Road Project. Project includes Preliminary Engineering (Design), RW Engineering, RW Services, RW Acquisition, New Construction and Construction Engineering. Project limits are from SR 66 to Telephone Road (approximately 2.0 miles) .
6. Telephone Road Project, Phase 2. Project includes Preliminary Engineering (Design), RW Engineering, RW Services, RW Acquisition, New Construction and Construction Engineering. Project limits are from Bell Road to Fuquay Road (approximately 1.3 miles) .
7. Lincoln Avenue Project, Phase 2. Project includes Preliminary Engineering (Design), RW Engineering, RW Services, RW Acquisition, New Construction and Construction Engineering. Project limits are from SR 261 to SR 66 (approximately 0.9 mile) .
8. Oak Grove Road Project. Project includes Preliminary Engineering (Design), RW Engineering, RW Services, RW Acquisition, New Construction and Construction Engineering. Project limits are from the County Line to SR 261 (approximately 3.8 miles) .
9. New Harmony Road Project, Phase 1. Project includes Preliminary Engineering (Design), RW Engineering, RW Services, RW Acquisition, New Construction and Construction Engineering. Project limits are from the County Line to Inderrieden Road (approximately 5.7 miles).
10. New Harmony Road Project, Phase 2. Project includes Preliminary Engineering (Design), RW Engineering, RW Services, RW Acquisition, New Construction and Construction Engineering. Project limits are from Inderrieden Road to SR 61 (approximately 5.3 miles) .

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11. Resurfacing and Rehabilitation Projects. Resurfacing and rehabilitation of various roads in Warrick County as determined by the Board of Commissioners.

12. Judicial Center Payments. Project involves using EDIT funds to retire the debt on the Warrick County Judicial Center.

PROJECTS UNDER THE WARRICK COUNTY DEPARTMENT OF ECONOMIC DEVELOPMENT

*13. Economic Development Office Operating Budget Annual budget providing for the daily operation and staffing for the Department.

*14. Strategic Planning Project involves development of a new Strategic Plan.

*15. Project Reserve Funds Project involves holding funds in reserve to meet needs of new business clients.

*16. Warrick Industrial Park Project involves Engineering, Earthwork, Environmental Due Diligence, Road Extension, Force Main Relocation, Manholes, Drainage, Water Line Extension, Marketing Program.

*17. North Warrick Industrial Park (formerly listed as Elberfeld Interstate Site) Project involves Phases I & II of Access Improvements, Land Options, Land Acquisition, Engineering and Financial Studies, Environmental Area Due Diligence.

*18. Pigeon Township Sewer District (formerly listed as Holland Tennyson Site) Site project involves Wastewater Project, Wastewater extension and force main, Engineering and Financial Studies, Environmental Due Diligence, Land Options.

*19. Yankeetown North Site Project involves Wastewater Upgrades and Extensions (Option A is Gravity; Option B is Lift Station & Force Main), Engineering and Financial Studies, Environmental Due Diligence, Land Options.

*20. Newburgh Master Sewer Improvement Project Projects involves Planning and construction of one master lift station, force main and gravity sanitary sewer system in order to allow for the continuation of economic development and growth in Warrick County.

*21. Epworth Road South Widening Project Project includes Preliminary Engineering (Design), RW Engineering, RW Services, RW Acquisition, New Construction and Construction Engineering. Project limits are from SR 66 to Lincoln Avenue (approximately 0.50 mile).

*22. SR 62 Corridor Trunk Sewer Extension Project involves planning and construction of sewer trunk line within the Economic Development Area on the north side of SR 62 connecting to the Boonville Sewage Treatment Plant.

*23. Widening of Nobles Chapel Road (Improvements for North Warrick Industrial Park) Project includes design (Warrick County Engineering Department), RW Acquisition, and New Construction. Project limits are from the Warrick County line to the SE corner of NWIP (approximately 0.50 mile).

*24. Vann Road Park Lights Project involves installation of a top-of-the-line lighting system for four (4) baseball fields and three (3) parking lots at the Vann Road Park.

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*25. Prospect Drive Paving Project Project involves new pavement on Prospect Drive from its easternmost intersection with Vann Road going west for approximately 0.8 mile.

*26. Oak Grove Road Project (Across the Pit) Project involves placement of fill across pit to construct Oak Grove Road from Anderson Road to Wethers Road (approximately 1.5 miles).

*27. Bell Road Widening Project Project includes planning, RW Acquisition, and Reconstruction to match up Bell Road with the SR 66 Project. Project limits are from the northern RW limits of SR 66, north six hundred feet (600').

*denotes projects funded with the Department of Economic Development's portion of EDIT distribution (#'s 1 through 27, collectively, "Economic Development Projects")

III. ESTIMATED TOTAL COSTS OF THE ECONOMIC DEVELOPMENT PROJECTS

The estimated total costs of the Economic Development Projects are as follows (assuming direct payment of costs rather than use of long-term financing. See Paragraphs IV and VI below regarding County's intent to issue bonds).

1. Telephone Road Project, Phase 1--\$5,996,000
2. Lynch Road Project, Phase 3--\$2,077,000
3. Lincoln Avenue Project, Phase 1--\$8,266,000
4. Epworth Road Project--\$8,061,000
5. Bell Road Project--\$5,600,000
6. Telephone Road Project, Phase 2--\$2,210,000
7. Lincoln Avenue Project, Phase 2--\$2,670,000
8. Oak Grove Road Project--\$6,065,000
9. New Harmony Road Project, Phase 1--\$10,240,000
10. New Harmony Road Project, Phase 2--\$7,665,000
11. Resurfacing and Rehabilitation Projects--\$4,649,473
12. Warrick County Judicial Center Payments - \$896,773
13. Economic Development Office Operating Budget - \$1,073,292 (2004 & 2005, projected)
14. Strategic Planning - \$150,000
15. Project Reserve Funds - \$500,000
16. Warrick Industrial Park - \$706,000
17. North Warrick Industrial Park - \$10,350,219
18. Pigeon Township Sewer District - \$191,000
19. Yankeetown North Site - \$867,250
20. Newburgh Master Sewer Improvement Project - \$6,400,000
21. Epworth Road South Widening Project - \$1,850,000
22. SR 62 Corridor Trunk Sewer Extension - \$1,062,000
23. Widening of Nobles Chapel Road (NWIP Improvements) - \$226,000
24. Vann Road Park Lights - \$225,000
25. Prospect Drive Paving Project - \$200,000
26. Oak Grove Road Project (across the pit) - \$200,000
27. Bell Road Widening Project - \$115,000

IV. SOURCES OF FUNDS EXPECTED TO BE USED FOR PROJECTS

Funding for the Economic Development Projects is expected to be derived from EDIT, Federal sources, and any other local economic development revenues to be dedicated to that purpose. It is intended under this Plan that revenues to be received by the County from EDIT may be used during the period encompassed by the Plan for any of the Economic Development Projects. The County plans to use revenues to be received from EDIT to pay direct costs of the Economic Development Projects and to fund the issuance of bonds as authorized under IC 6-3.5-7-14. The bond proceeds will be applied to the costs of the Economic Development Projects and the bonds will be payable from the County's EDIT distribution. The local and federal shares of the costs of the Economic Development Projects are anticipated to be as follows:

1. Telephone Road Project, Phase 1—federal share \$4,726,000; local share \$1,270,000
2. Lynch Road Project, Phase 3—federal share \$1,610,000; local share \$467,000
3. Lincoln Avenue Project, Phase 1—federal share \$4,720,000; local share \$3,546,000
4. Epworth Road Project—federal share \$5,796,000; local share \$2,265,000
5. Bell Road Project—federal share \$3,640,000; local share \$1,960,000
6. Telephone Road Project, Phase 2—federal share \$1,360,000; local share \$850,000
7. Lincoln Avenue Project, Phase 2—federal share \$1,576,000; local share \$1,094,000
8. Oak Grove Road Project—federal share \$4,140,000; local share \$1,925,000
9. New Harmony Road Project, Phase 1—federal share \$7,452,000; local share \$2,788,000
10. New Harmony Road Project, Phase 2—federal share \$5,432,000; local share \$2,233,000
11. Resurfacing and Rehabilitation Projects—federal share \$0; local share \$4,649,473
12. Warrick County Judicial Center Payments – federal share \$0; local share \$896,773
13. Economic Dev. Office Operating Budget – federal share \$0; local share \$1,073,292
14. Strategic Planning – federal share \$0; local share \$150,000
15. Project Reserve Funds – federal share \$0; local share \$500,000
16. Warrick Industrial Park – federal share \$0; TIF bond issue \$706,000
17. North Warrick Industrial Park – federal share \$0; local share \$10,350,219
18. Pigeon Township Sewer District – federal share \$0; local share \$191,000
(Note: a. for the wastewater project portion of this site, there is a guarantee from Pigeon Township that all costs of expanding the facility to accommodate new industrial users would be the responsibility of the Township. Failure to provide such service when required by the County would result in the suspension of annual payments and repayment to the County of previous payments for the project. b. For the Wastewater extension and force main portion for the site, the County may choose to wait until a project actually needs this service before implementing improvement, at which time 50% of costs could likely be obtained from the Indiana Department of Commerce.
19. Yankeetown North Site – federal share \$0; local share \$867,250
(Note: for the Wastewater Upgrades and Extensions, the same condition as listed in (b.) in #19 applies for both options, either Gravity (Option A), or Lift Station & Force Main (Option B).
20. Newburgh Master Sewer Improvement Project – federal share \$0; TIF share \$3,706,428.50; local share \$1,346,785.75; Town of Newburgh share \$1,346,785.75
21. Epworth Road South Widening Project – federal share \$0; local share \$1,850,000
22. SR 62 Corridor Trunk Sewer Extension – federal share \$0; local share \$1,062,000
23. Widening of Nobles Chapel Road (NWIP Improvements) – federal share \$0; local share \$226,000
24. Vann Road Park Lights – federal share \$0; local share \$225,000
25. Prospect Drive Paving Project – federal share \$0; local share \$200,000
26. Oak Grove Road Project (across the pit) – federal share \$0; local share \$200,000
27. Bell Road Widening Project – federal share \$0; local share \$115,000

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V. PLANNING, DEVELOPMENT, AND CONSTRUCTION SCHEDULES

For purposes of this paragraph, fiscal year is indicated by "FY." The fiscal year begins on October 1 of the indicated year. It is intended that any of the Economic Development Projects may be undertaken at any time during the period projects as follows. Preliminary Engineering starts in the year noted after "begin" and construction is completed in the year noted after "end". *note: some projects will list actual or projected beginning and ending dates.

1. Telephone Road Project, Phase 1—begin FY '05; end FY '06
2. Lynch Road Project, Phase 3—begin FY '04; end FY '05
3. Lincoln Avenue Project, Phase 1—begin FY '07 ;end FY '08
4. Epworth Road Project—begin FY '06; end FY '07
5. Bell Road Project—begin FY '06; end FY '10
6. Telephone Road Project, Phase 2—begin FY '06; end FY '10
7. Lincoln Avenue Project, Phase 2—begin FY '07; end FY '11
8. Oak Grove Road Project—begin FY '08; end FY '09
9. New Harmony Road Project, Phase 1—begin FY '07; end FY '11
10. New Harmony Road Project, Phase 2—begin FY '08; end FY '12
11. Resurfacing and Rehabilitation Projects—annual projects
12. Warrick County Judicial Center Payments – begin FY '04; end FY '05
13. Economic Dev. Office Operating Budget – begin 1/1/04; end 12/31/05
14. Strategic Planning – begin 1/1/04; end 12/31/05
15. Project Reserve Funds – begin 1/1/04; end 12/31/05
16. Warrick Industrial Park – begin 1/1/04; end 12/31/05
17. North Warrick Industrial – begin 1/1/04; end 12/31/05
18. Pigeon Township Sewer District – begin 1/1/04; end 12/31/05
19. Yankeetown North Site – begin 1/1/04; end 12/31/05
20. Newburgh Master Sewer Improvement Project – begin 11-1-04, end 11-1-05
21. Epworth Road South Widening Project – begin March 2005, end December 2005
22. SR 62 Corridor Trunk Sewer Extension – begin 11-1-04, end 12-31-05
23. Widening of Nobles Chapel Road (NWIP Improvements) – begin 1-1-05, end 12-31-05
24. Vann Road Park Lights – begin 2-1-05, end 4-30-05
25. Prospect Drive Paving Project – begin FY '04, end FY '05
26. Oak Grove Road Project (across the pit) – begin April '04, end August '05
27. Bell Road Widening Project – began July '03, ended September '04

VI. ESTIMATED MINIMUM COUNTY ECONOMIC DEVELOPMENT INCOME TAX REVENUES NECESSARY FOR ECONOMIC DEVELOPMENT PROJECTS, BY CALENDAR YEAR

	<u>2004</u>	<u>2005</u>
1. Anticipated distribution of revenue from EDIT	\$4,692,370	\$4,606,577
2. Direct Expenditures from EDIT distribution for economic development projects	\$4,692,370	\$4,606,577
3. Expenditures from EDIT distribution for debt service on bonds	\$682,773	\$214,000